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**Wimborne
Dorset, BH21 1NB**

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FREEHOLD PRICE: £400,000

A well presented and spacious three bedroom end of terrace home with modern fitted kitchen and bathroom with allocated parking space and garage situated in a cul de sac location within easy reach of the town centre. NO FORWARD CHAIN.

- Spacious entrance hallway, under stairs cupboard and door off to cloakroom with wash hand basin in vanity unit with storage cupboards and WC
- Large sitting/dining room with feature fireplace and inset coal effect gas fire, dual aspect and door to patio and garden
- Modern kitchen with cream gloss base and eye level soft closure units and stone worktops, inset gas hob with adjacent double oven, integrated washing machine, dishwasher and fridge freezer, wine fridge and window and door to patio and garden
- First floor landing with feature box window
- Three good size bedrooms all with built in wardrobes
- Main bedroom with en suite shower room with corner shower cubicle, vanity unit with wash hand basin, WC and part tiled walls
- Luxury fitted bathroom with shaped enclosed bath with shower screen and shower over, vanity unit with wash hand basin, enclosed WC and fully tiled walls
- Double glazing and gas heating
- Outside: Beautifully presented gardens. The front garden has a paved pathway with flower borders enclosed by low level hedging. The established rear garden has a good size patio ideal for al fresco dining with step up and raised flower beds leading to lawn area enclosed by panel fencing and high hedging. A pedestrian door at the rear of the garden leads to garage with up and over door and further allocated parking space

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: C

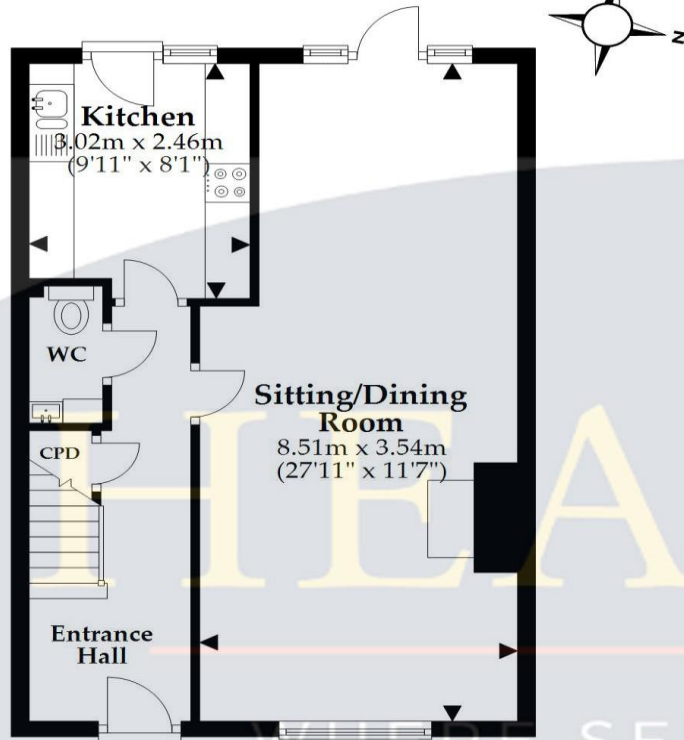
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





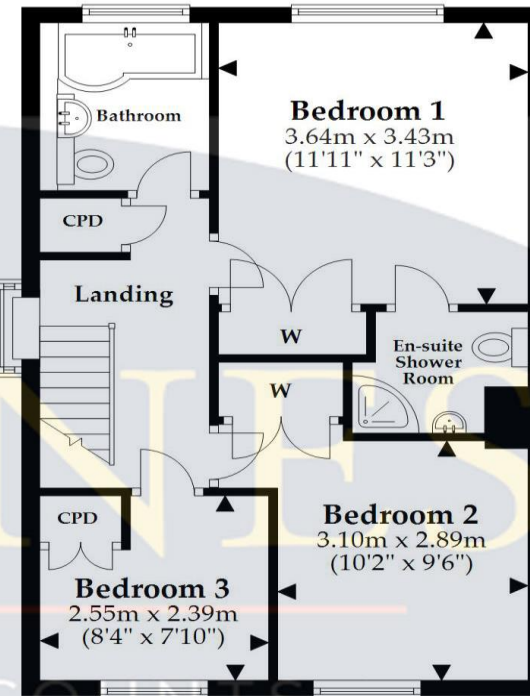
Ground Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



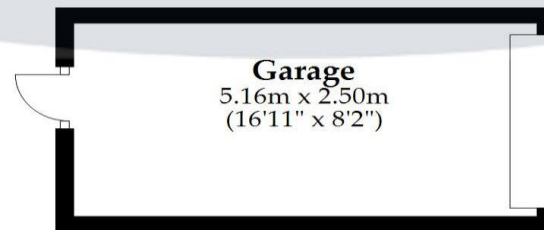
First Floor

Approx. 46.4 sq. metres (498.9 sq. feet)



Garage

Approx. 12.9 sq. metres (138.9 sq. feet)



Total area: approx. 105.5 sq. metres (1135.7 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





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